

PROCEEDING MEMO

Date: 10/11/2019 10:00 am

In re: Theresa Kepple

**Bankruptcy No. 16-24304-CMB
Chapter: 13
Doc. # 145**

Appearances: DeSimone

Movant(s): Wright

Respondents: James C. Warmbrodt (via telephone)

Creditor(s):

Nature of Proceeding: #145 Motion to Sell Real Property Free and Divested of Liens

Additional Pleadings: Certificate of Service; #153 Limited Response by Specialized Loan Servicing LLC; #154 Proof of Publication in Pittsburgh Legal Journal; #155 Proof of Publication in Butler Eagle; #156 CNO

Judge's Notes:

wright:

- sale previously approved in 2/19, closing could not go forward
 - put the property back on the market, 2 new buyers now proposing 132k -6k seller assist
 - buyer is kepple, grandson of debtor, d thinks sale is reasonable
 - property is unusual, built DIY by debtors late husband
 - they believe price is reasonable in light of saving on realtor and seller assist
- court: has agreement w/ realtor expired?

-yes

did it go through advertising and service?

-yes, plj and butler eagle

-net proceeds will be sent to ch13 trustee

wright asking for reimbursement because he fronted costs

court:

-any objections desimone?

--no, notes costs of trustee

will this sale pay mortgages in full?

-yes--warmbrodt agrees

any objections?

-no

then we'll have open bidding since its an arm's length transaction, any higher or better bids?

-no

therefore confirmed for 132 minus 6k assist

the order says 126, not 132 is that a problem for you?

-wright: no, if need be will amend

-court is leaving portion blank, it says net to trustee

-court finds buyers are good faith purchasers

order entered

**Carlota M. Böhm
Chief U.S. Bankruptcy Judge**

**FILED
10/11/19 4:14 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPA**